

Historic District Commission
Tuesday October 11, 2016

Members Present: Gail Bruhn, Natalie Miniutti
Others Present: James Newcity, Sarah and Micah Heumann

The Meeting was called to order at 7:10 in Conference Room B, Mansfield Town Hall. Minutes from the June meeting were approved. There was no September meeting.

- 1) New member, Natalie Miniutti was welcomed to the Commission. Ideas for additional members were discussed.
- 2) James Newcity of Newcity Builders, LLC presented preliminary plans for new construction on Lot 1, Windswept Lane in the Spring Hill Historic District. G.Bruhn had met Mr. Newcity in early September to discuss whether or not the lot was actually in the District. Bruhn researched the issue in the interim, determined that the lot was part of the original district and could not be removed from the district. She also discouraged the use of vinyl siding for a house in the district. The house presented at today's meeting was described as a "traditional" colonial, but significant issues related to vinyl windows, trim and rakes, as well as no fireplace and limited windows on the east side of the house, that will be visible from East Road) were discussed as not being appropriate for the district. N. Miniutti suggested changes that would improve the appearance of the façade, including the columns as well as alternative materials. Mr. Newcity felt that these changes would increase the cost of the house, taking it beyond the budget of the client. It was noted that construction on one of the other lots on Windswept would not require these changes. Miniutti and Bruhn agreed to look at a similar house Mr. Newcity is building on Mansfield City Road.
- 3) Sara and Micah Heumann, of 103 Mansfield City Road, Mansfield Hollow Historic District presented plans for replacement windows for the Fearing Swift House. Twenty-one windows will be replaced with like two-over-two wooden windows, manufactured by either Marvin or Integrity. They have worked with a builder who has consulted with committee member, Dave Spencer. It was felt that these changes would not require a Certificate of Appropriateness, since they are not changing the appearance of the house. G.Bruhn will confirm and get back to the Heumanns. Later planned changes will require coming back to the Commission.
- 4) G. Bruhn discussed plans to work with an intern from the Town Manager's office to help the HDC revise information on the website that would make it easier for owners of

historic district properties to find useful information. She will meet with the intern in the coming week and report back.

5) There were no public comments.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Gail Bruhn
Chair